

PARTITION PLAT No. P-76-2005

of
LOT 67, JACKSON OAKS PHASE III
VOL. 30, PAGE 21, PLAT RECORDS
located in the
SOUTHWEST ONE-QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON
for

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot sixty-seven (67) of JACKSON OAKS, PHASE III, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, now of record.

Herbert A. Farber
Herbert A. Farber, PLS 2189



Easement Notes:

- An irrigation, roadway and bridge easement set forth in Inst. No. 76-01281 does not fall within the boundary of this partition.
- Easement for the 24 inch delivery line traveling to the new diversion in Griffin Creek to Jackson Creek, by instrument recorded as No. 03-33598 of the Official Records of Jackson County, Oregon, said easement does not fall within the boundaries of this partition.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

LORI MAGEL HOMES

P.O. BOX 5647
CENTRAL POINT, OREGON 97502

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Twin Creeks Development Co. LLC is the owner of the lands hereon described, and has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition.

Bret Moore
Bret Moore, Manager
Twin Creeks Development CO., LLC

State of Oregon)
County of Jackson)

Personally appeared before me the above named Bret Moore, on this the 21st day of October, 2005 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Susan Morgan Farber
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My Commission Expires: April 21, 2008

Approvals:

Examined and approved by the City of Central Point this 21st day of OCTOBER, 2005.

Planning Director Secretary

Examined and approved by the Jackson County Surveyor this 20th day of October, 2005.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 25, 2005

Carol Applegate, Deputy Oct 25, 2005
Tax Collector Date

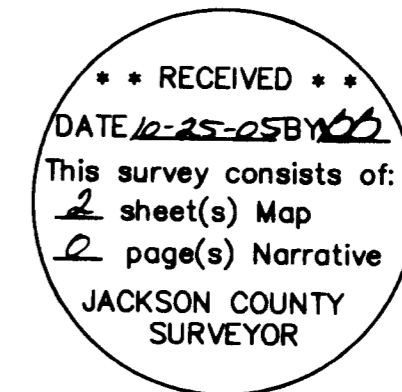
Amanda Kirkpatrick, deputy 10/25/05
Assessor Date

Recorder:

Filed for record this 25 day of OCTOBER, 2005 at 9:30 O'clock A. M. and recorded as Partition Plat No. P-76-2005 of the Records of Jackson County, Oregon, Index Volume 16, Page 76.

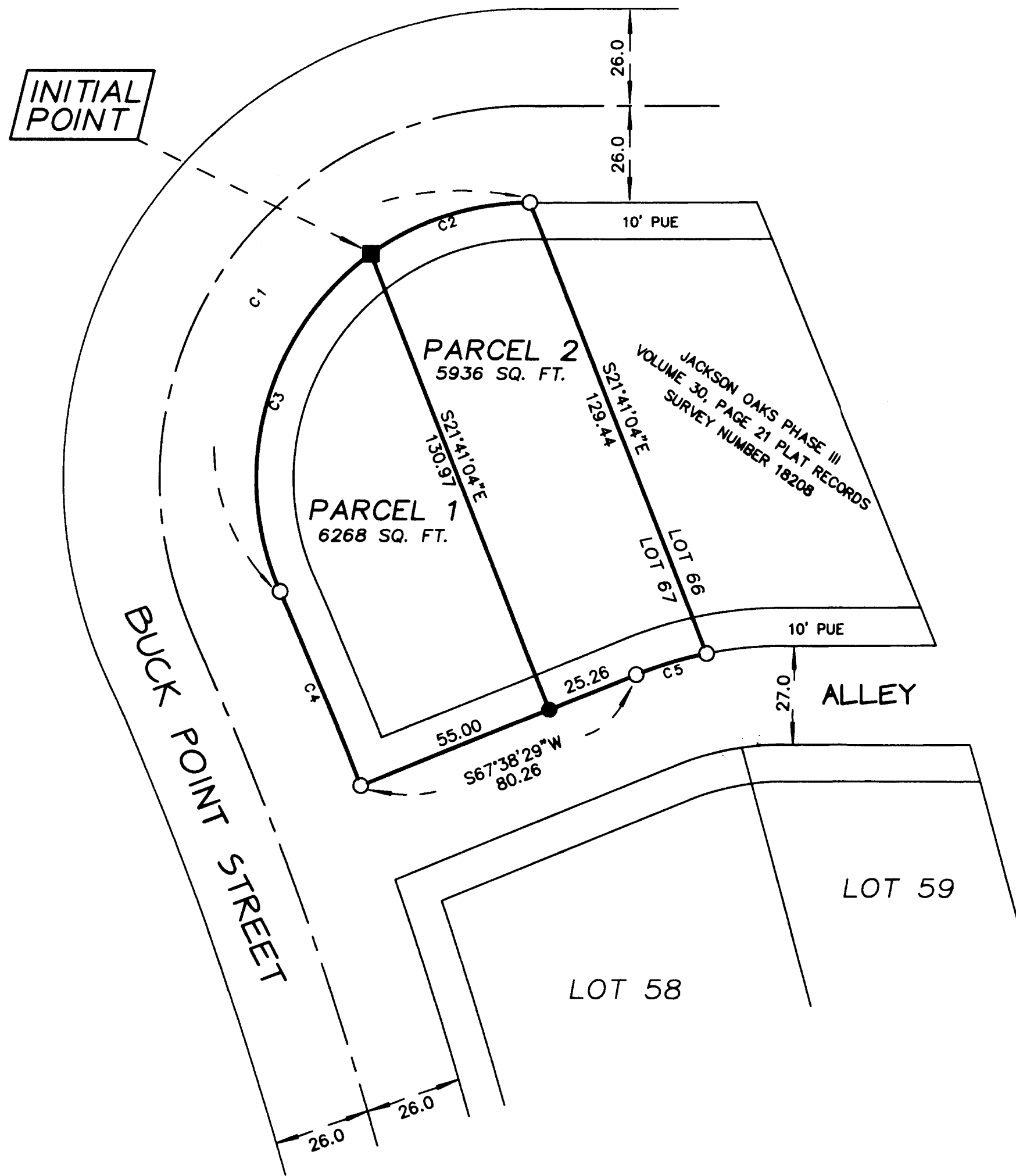
Kathleen S Beckett Barbara J Shaw
County Clerk Deputy

County Surveyor's File No. 18939



JOB NO. 1382-05

JOB\CENTRAL POINT\TwinCreeksLLC\Neighborhood files\Jackson Oaks MAGEL\MICROSURVEY\Final Plats\MAGEL Final Signature.DWG



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of
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located in the
SOUTHWEST ONE QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON
for
LORI MAGEL HOMES
P.O. BOX 5647
CENTRAL POINT, OREGON 97502

LEGEND

- = FOUND 5/8" IRON PIN, "FARBER P.L.S. 2189"
 - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV. PER VOLUME 30, PAGE 21 OF THE OFFICIAL PLAT RECORDS OF JACKSON COUNTY, OREGON.

**SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250**

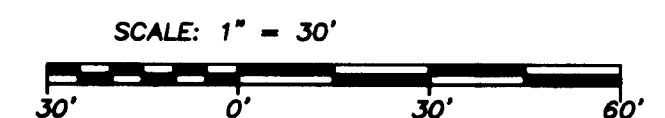
PURPOSE: TO SURVEY AND MONUMENT THE EXPEDITED LAND DIVISION APPROVED IN THE CORRECTED NOTICE OF EXPEDITED LAND DIVISION DATED SEPTEMBER 7, 2005.

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 18208 I MONUMENTED THE BOUNDARY LINE. ALL THE ORIGINAL BOUNDARY MONUMENTS WHERE FOUND AND THEIR POSITIONS WHERE HELD. I SET MONUMENTS ON THE NEW BOUNDARY LINE AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502



DATE: OCTOBER 19, 2005
JOB NO.: 1382-05
DRAWING FILE: JOBS\CENTRAL POINT\TWIN CREEKS LLC\NEIGHBORHOOD FILES\JACKSON OAKS\MAGEL\MICROSURVEY\FINAL PLATS\LOT 67.FLX

*** RECEIVED ***
DATE 10-25-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	113°52'33"	147.08'	74.00'	S32°45'19"W	124.04'
C2	35°28'35"	45.82'	74.00'	S71°57'18"W	45.09'
C3	78°23'58"	101.26'	74.00'	S15°01'02"W	93.54'
C4	3°09'47"	56.64'	1026.00'	N22°36'04"W	56.63'
C5	10°46'23"	19.84'	105.50'	S73°01'40"W	19.81'